

# REQUEST FOR COUNCIL ACTION

MEETING  
09-03-03

185

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-9</b>
ITEM DESCRIPTION: Final Plat #03-27 by Edward Becker to be known as Dooley's Subdivision. The applicant is proposing to re-subdivide Lot 3, Block 1, Eastgate Commercial Park First Subdivision into 2 lots for development. The property is located along the south side of T.H. 14, north of Eastgate Drive SE and is the property where the NAPA Auto Parts Store is located.		PREPARED BY: Theresa Fogarty, Planner

August 28, 2003

## Staff Recommendation:

Staff would recommend approval subject to the following conditions:

- Prior to recording the Final Plat, the plat shall be revised:**
  - Extending the existing private sewer and water easement to Lot 2, Block 1 along the alignment of the proposed water service to provide for future maintenance.**
  - Dedicating a 10' wide pedestrian facility easement along the entire frontage of the property abutting T.H.14.**
- A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.**
- Execution of a City-Owner Contract and dedication of applicable public utility easement(s) is required, if the extension of public watermain and/or the addition of hydrant(s) is required for this project.**
- At the time of Site Plan Development Review, Grading and Drainage approval is required prior to development to the vacant proposed Lot 1, Block 1. A Storm Water Management charge will be applicable to the development of Lot 1, or redevelopment of Lot 2, for any increase in impervious surface, if on-site detention is not provided. In addition, the condition of the existing sidewalk along Eastgate Drive SE shall be reviewed by Public Works staff and any needed repairs, or panel replacement, shall be done concurrent with development of proposed Lot 1, Block 1.**
- There is no record of this property previously paying Water Availability Charge (WAC). Individual lot development / redevelopment is subject to a WAC charge prior to the issuance of utility connection permit(s).**
- The private driveway easement must be extended to serve Lot 2, Block 1. Said easement must be recorded concurrent with the final plat documents.**

## Council Action Needed:

- If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.**

## Attachment:

- Staff Report, dated August 28, 2003.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

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# DOOLEY'S SUBDIVISION

T.H. NO. 14  
S70°30'00"W  
250.00

CONTROLLED

PUBLIC UTILITY  
EASEMENT

2  
B L O C K  
1

EASTGATE COMMERCIAL  
FIRST SUBDIVISION

EASTGATE COMMERCIAL  
FIRST SUBDIVISION

C.S.A.H. NO. 36

RECEIVED  
AUG 18 2003  
ROCHESTER OLMSTED  
PLANNING DEPARTMENT



20' 0' 20' 40'  
SCALE 1" = 20'

NOTE:  
BASE OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH  
THE SEATH LINE OF 1/4 SEC 6-TM-13,  
WHICH IS ASSUMED CORRECT.

NOTE:  
ALL MONUMENTS SHOWN BASED ON  
ARE 5/8" DIA. CAPED PIPES  
WITH LOCUS NO. 11122  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAN.  
ALL MONUMENTS SHOWN BASED ON  
ARE FOUND 5/8" DIA. UNLESS  
OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) defined:  
An unobstructed easement for the construction  
and maintenance of all necessary underground or  
surface public utilities including rights to  
conduct drainage and borrowing or soil movement.

434.00  
S57°18'12"E

109.33  
N67°12'07"E

50.57  
N56°50'11"E

S33°09'49"E  
310.73

180.86

PRIVATE 10' SENIOR AND WATER EASEMENT  
180.00  
S57°18'12"E

20' EXISTING PRIVATE  
DRIVEWAY EASEMENT

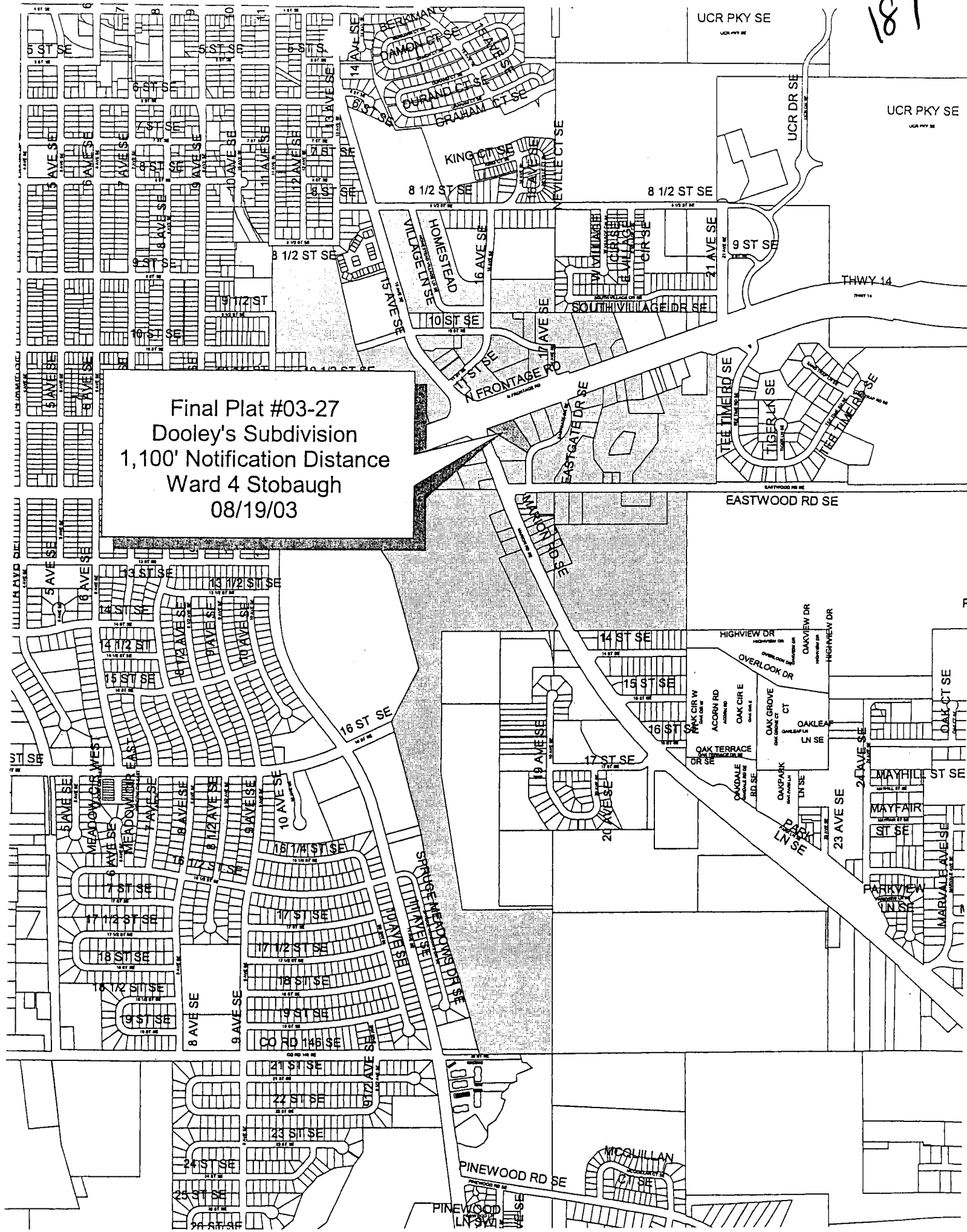
8' UTILITY  
EASEMENT

EASTGATE DRIVE 33 S.E.  
71.00  
Δ=23°18'45"  
R=174.50

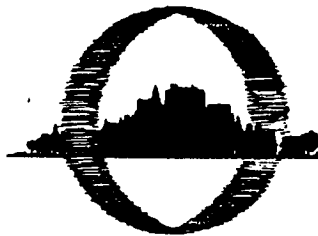
PREPARED BY:  
MICHAEL A. METZ, INC.  
CIVIL ENGINEER  
PLANNING, LAND DEVELOPMENT  
AND SURVEYING

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Final Plat #03-27  
Dooley's Subdivision  
1,100' Notification Distance  
Ward 4 Stobaugh  
08/19/03



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## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

www.olmstedcounty.com/planning



**TO:** Rochester Common Council

**FROM:** Theresa Fogarty, Planner

**DATE:** August 28, 2003

**RE:** Final Plat #03-27 by Edward Becker to be known as Dooley's Subdivision. The applicant is proposing to re-subdivide Lot 3, Block 1, Eastgate Commercial Park First Subdivision into 2 lots for development. The property is located along the south side of T.H. 14, north of Eastgate Drive SE and is the property where the NAPA Auto Parts Store is located.

### Planning Department Review:

**Applicant/Owner:**

Edward Becker  
NAPA Auto Parts of Rochester  
1225 Eastgate Drive SE  
Rochester, MN 55904

**Surveyors/Engineers:**

McGhie & Betts  
1648 Third Avenue SE  
Rochester, MN 55901

**Referral Comments:**

1. Rochester Public Works Department
2. Rochester Public Utilities – Water Division
3. Planning Department – Addressing
4. MN Department of Transportation

**Report Attachments:**

1. Referral Comments (4 Letters)
2. Copy of Final Plat
3. Location Map

### Plat Data:

**Location of Property:**

This plat is located along the south side of T.H. 14, north of Eastgate Drive SE and is the property where the NAPA Auto Parts Store is located.

**Zoning:**

The property is zoned B-4 (General Commercial) district on the City of Rochester Zoning Map.

**Proposed Development:**

The Plat proposes to re-subdivide Lot 3, Block 1, Eastgate Commercial Park First Subdivision into 2 lots for development.



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Page 2  
Final Plat #03-27  
Dooley's Subdivision  
August 28, 2003

**Roadways:**

There are no new roadways being dedicated with this plat.

**Pedestrian Facilities:**

Dedication of a 10' wide pedestrian facility easement is required along the entire frontage of the property abutting T.H. 14.

The condition of existing sidewalk along Eastgate Drive SE will be reviewed by Public Works staff and any needed repairs, and or panel replacement shall be done concurrent with the development of proposed Lot 1, Block 1.

**Wetlands:**

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Soils Survey does not indicate hydric soils within this Plat.

**Drainage:**

Grading and drainage plans for the development of the vacant proposed Lot 1, Block 1 will be determined at the time of Site Plan Development Review. A Storm Water Management charge will be applicable to the development of Lot 1, Block 1 or redevelopment of Lot 2, for any increase in impervious surface, if on-site detention is not provided.

**Public Utilities:**

The private sewer and water easement shown must be extended to Lot 2, Block 1 along the alignment of the proposed water serve to provide for future maintenance.

Execution of a City-Owner Contract and dedication of applicable public utility easement(s) is required, if the extension of public watermain and/or the addition of hydrant(s) is required for this project.

**Spillover Parking:**

Parking for the development of each lot will be determined at the time of Site Plan Development Review.

**Parkland Dedication:**

The property will not be used for residential development, therefore there are no parkland dedication requirements.

**Preliminary Plat:**

According to Section 61.221 of the Land Development Manual "A subdivision in which all proposed lots front on a platted or dedicated street right-of-way and no major changes to the right-of-way are proposed may be exempted from the requirements of this paragraph (Land Subdivision Permit).

**Planning Staff Review and Recommendation:**

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following conditions:

1. ***Prior to recording the Final Plat, the plat shall be revised:***
  - a. ***Extending the existing private sewer and water easement to Lot 2, Block 1 along the alignment of the proposed water service to provide for future maintenance.***
  - b. ***Dedicating a 10' wide pedestrian facility easement along the entire frontage of the property abutting T.H.14.***
2. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 19, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***
3. ***Execution of a City-Owner Contract and dedication of applicable public utility easement(s) is required, if the extension of public watermain and/or the addition of hydrant(s) is required for this project.***
4. ***At the time of Site Plan Development Review, Grading and Drainage approval is required prior to development to the vacant proposed Lot 1, Block 1. A Storm Water Management charge will be applicable to the development of Lot 1, or redevelopment of Lot 2, for any increase in impervious surface, if on-site detention is not provided. In addition, the condition of the existing sidewalk along Eastgate Drive Se shall be reviewed by Public Works staff and any needed repairs, or panel replacement, shall be done concurrent with development of proposed Lot 1, Block 1.***
5. ***There is no record of this property previously paying Water Availability Charge (WAC). Individual lot development / redevelopment is subject to a WAC charge prior to the issuance of utility connection permit(s).***
6. ***The private driveway easement must be extended to serve Lot 2, Block 1. Said easement must be recorded concurrent with the final plat documents.***

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# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 8/25/03

The Department of Public Works has reviewed the application for FP#03-27, for the proposed Dooley's Subdivision. The following are Public Works comments on the proposal:

1. Execution of a City-Owner Contract, and dedication of applicable public utility easement(s) is required if the extension of public watermain and/or the addition of hydrant(s) is required for this project.
  2. Grading & Drainage approval is required prior to development of the vacant proposed Lot 1, Block 1. A Storm Water Management charge will be applicable to the development of Lot 1, or redevelopment of Lot 2, for any increase in impervious surface, if on-site detention is not provided.
  3. The condition of existing sidewalk along Eastgate Dr SE will be reviewed by Public Works staff and any needed repairs, and or panel replacement, shall be done concurrent with development of proposed Lot 1, Block 1.
  4. Dedication of a 10 foot wide pedestrian facility easement is needed along the entire frontage of the Property abutting T.H. 14.
- There is no record of this Property previously paying a Water Availability Charge (WAC). Individual Lot development / redevelopment, is subject to a WAC charge prior to issuance of utility connection permit(s). The current rate through 7/31/04 is \$1851.12 per acre.



*we pledge. we deliver*

August 25, 2003

Rochester-Olmsted  
CONSOLIDATED PLANNING DEPARTMENT  
2122 Campus Drive SE  
Rochester, MN 55904-7996

REFERENCE: Final Plat #03-27 by Edward Becker to be known as Dooley's Subdivision.

Dear Ms. Garness:

Our review of the referenced final plat is complete and our comments follow:

1. The private sewer and water easement shown must be extended to Lot 2, Block 1 along the alignment of the proposed water service to provide for future maintenance.

Please contact us at 507-280-1600 if you have questions.

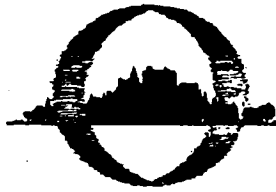
Very truly yours,

A handwritten signature in black ink, appearing to read 'Donn Richardson', written in a cursive style.

Donn Richardson  
Water

C: Doug Rovang, RPU  
Mike Engle, RPU  
Mark Baker, City Public Works  
Vance Swisher, Fire Prevention  
Edward Becker  
McGhie & Betts, Inc.





COUNTY OF  
*Olmsted*



Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## PLAT REFERRAL RESPONSE

**DATE:** August 19, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Pam Hameister, Wendy Von Wald;

**RE: DOOLEYS SUBDIVISION  
FINAL PLAT #03-27**

**UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.**

**E911 ADDRESSING FEE: \$40.00 (2 LOTS/ADDRESSES)**

**GIS IMPACT FEE: \$210.00 (2 LOTS/OUTLOTS)**

**Notes:** 1. Additional E911 Addressing fees may be required upon Site Plan review.  
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **DOOLEYS SUBDIVISION** the GIS / Addressing staff has found no issues to bring forth at this time.

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Minnesota Department of Transportation

Minnesota Department of Transportation - District 6  
Mail Stop 060  
2900 48<sup>th</sup> Street N.W.  
Rochester, MN 55901-5848

Office Tel: 507-280-2913  
Fax: 507-285-7355

August 21, 2003

Jennifer Garness  
Rochester-Olmsted Planning Department  
2122 Campus Drive SE - Suite 100  
Rochester, MN 55904

**Subject:** Final Plat #03 by Edward Becker to be known as Dooley's Subdivision.  
The applicant is proposing to subdivide Lot 3, Block 1 Eastgate Commercial Park Subdivision into two lots for development. The property is located along the south side of US Highway 14, north of East Circle Drive SE and is the property where NAPA Auto Parts store is located.  
US Highway 14, C.S. 5503

Final Plat #02-07 by Western Walls, Inc. to be known as Manorwood Lakes Seventh. The plat contains 27.10 acres to be subdivided into 50 single family home lots and outlots. The property is located adjacent on the east Manorwood Lakes 5<sup>th</sup> and 6<sup>th</sup> subdivision and the present termini of Lake Meadow Dr. NW and Lake Vista Dr. NW.  
US Highway 14, C.S. 5501

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed the above proposals. Mn/DOT recommends with these and other proposals that the City of Rochester develop an internal system of collector streets to manage future growth along the US Highway 14 Corridor. Local Planning, to accommodate continued growth, is needed to manage the impacts of these developments for Mn/DOT roadways.

Thank you for keeping Mn/DOT informed. Questions may be directed to Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777.

Sincerely,

A handwritten signature in cursive script, reading 'Dale E. Maul'.

Dale E. Maul  
Planning Director

cc: Fred Sandal  
Debbie Persoon-Bement  
File

